

WARRANTY DEED

007683

KNOW ALL MEN BY THESE PRESENTS,

TRANSFER
TAX
FUND

That **ARLYNE R. SACKS**, of Auburn, in the County of Androscoggin, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **TICO CORPORATION**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **TICO CORPORATION**, its successor/successors and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at an iron pin situated on the westerly right-of-way line of Main Street, in the northeasterly corner of premises now or formerly owned by one Beck; thence South eighty-eight degrees fourteen minutes forty-five seconds West (S 88° 14' 45" W) a distance of four hundred feet (400'); thence in a general northerly direction a distance of sixty feet (60') more or less to an iron pin situated in the southwesterly corner of premises of Tico Corporation, acquired by Tico Corporation by deed recorded in the Kennebec County Registry of Deeds in Book 2783, Page 213; thence North eighty-eight degrees fourteen minutes forty-five seconds East (N 88° 14' 45" E) a distance of four hundred feet (400') to an iron pin situated on the westerly right-of-way line of Main Street; thence South two degrees thirty-four minutes forty-five seconds East (S 2° 34' 45" E) along the easterly right-of-way line of Main Street a distance of sixty and one hundredths feet (60.01') to the point of beginning.

Meaning and intending hereby to convey a portion of the premises acquired by the within Grantor by deed of Arlyne R. Sacks as Personal Representative of the estate of the late Howard Sacks recorded in the Kennebec County Registry of Deeds in Book 2624, Page 215.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **TICO CORPORATION**, its successor/successors and assigns, to its and their use and behoof forever.

And I do covenant with the said Grantee, its successor/successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said **ARLYNE R. SACKS**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 25th day of January, in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Martha E. Hicks

Arlyne R. Sacks
Arlyne R. Sacks

57-95

STATE OF MAINE
KENNEBEC, ss.

Dated: January 25, 1991

Personally appeared the above named **ARLYNE R. SACKS** and acknowledged the above instrument to be her free act and deed.

Before me,

Albert L. Bernier
Notary Public **ALBERT L. BERNIER**
Print Name:
My Commission Expires: 12-17-96

RECEIVED KENNEBEC SS.

1991 APR 29 AM 9:00

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS